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WARRANTY DEED

523

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

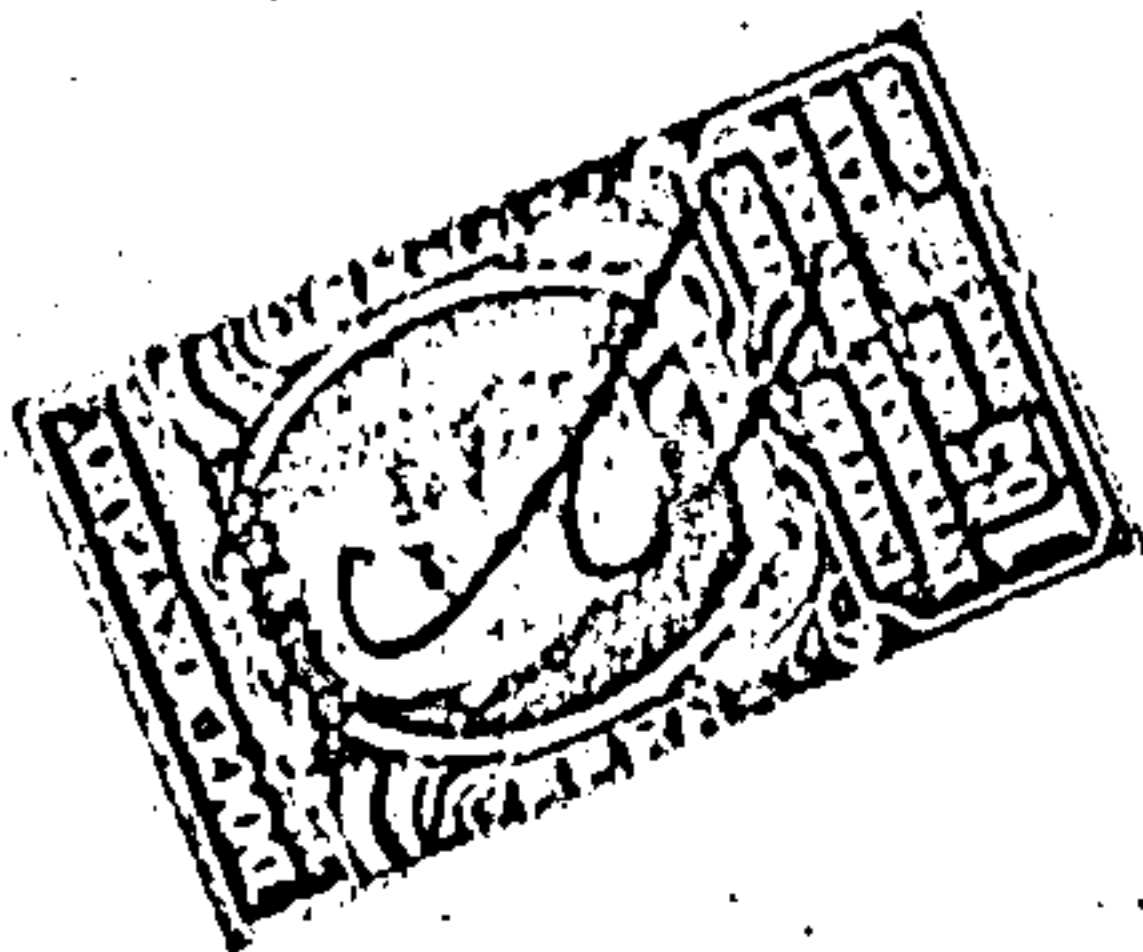
Know all men by these presents, That in consideration of  
One Hundred Dollars and other good and valuable consideration -DOLLARS-  
to the undersigned grantor Allen M. Simmons and wife, Frances Simmons  
in hand paid by John Allen Chesser

the receipt whereof is acknowledged WE the said  
Allen M. Simmons and wife, Frances Simmons  
do grant, bargain, sell and convey unto the said  
John Allen Chesser

our undivided one-fourth interest in and to  
the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and a part of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 34,  
Township 19, Range 1 West and more particularly described as follows:  
Begin at maple corner in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section and then run 31 yards  
in a southeasterly direction to a flat rock; thence southwest 164 yards to Church  
corner; thence south around the road near church to oak stump 3 or 4 feet tall  
94 yards; thence southwest along line of Holcombe and Boozer 267 yards to corner  
of Baker lot; thence north 70 yards to corner where two rocks and a stake are  
driven in the ground; thence west to north and south main line; thence north  
73 yards to corner of J. W. Cranes fence; thence northeast about 250 yards to  
oak tree; thence 55 yards east to maple corner or point of beginning; containing  
20 acres, more or less.

It being our intention to convey all our right, title and interest in and to  
the Otis Simmons homeplace, whether correctly described herein or not.



To have and to hold To the said  
John Allen Chesser, his  
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,  
covenant with the said John Allen Chesser, his  
heirs and assigns, that we are lawfully seized in fee simple of said premises;  
that they are free from all incumbrances; that we have a good right to  
sell and convey the same as aforesaid; that we will, and our heirs, executors  
and administrators shall, warrant and defend the same to the said  
John Allen Chesser, his  
heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand<sup>s</sup> and seal<sup>s</sup>, this  
14<sup>th</sup> day of January, 1963.

WITNESSES:

*E. H. Payne*  
E. H. Payne

*Allen M. Simmons*  
Allen M. Simmons (Seal)  
*Frances Simmons*  
Frances Simmons (Seal)  
(Seal)  
(Seal)

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The State Of Alabama  
SHELBY County

I, *E. H. Payne*

a Notary Public in and for said County, in said State,  
hereby certify that Allen M. Simmons and wife, Frances Simmons  
whose names ARE signed to the foregoing conveyance, and who are known  
to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they  
executed the same voluntarily on the day the same bears date.

Given under my hand this 14<sup>th</sup> day of January, A.D., 1963

*E. H. Payne*  
Notary Public

The State Of Alabama  
County

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED IN 4113  
10/24 1963  
RECORDED & S. MTG. TAX  
& \$1.50 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

a In and for said County, in said State, hereby certify that  
subscribing witness to the foregoing conveyance, known  
to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily